| 140.0 | 0003 | 0005.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 992,000 / 992,000 |
| | | | | | USE VALUE: 992,000 / 992,000 |
| | | | | | ASSESSED: 992,000 / 992,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 55 | -57 | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DILILLO JOHN & LUKE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 57 HIGHLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | OMEARA PATRICIA/TR & - |
| Owner 2: | SANTO DAVID & DILILLO DONNA M/ - |
| Street 1: | 5 SCITUATE STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,044 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2599 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5044.000 | 534,900 | | 457,100 | 992,000 |
| Total Card | 0.116 | 534,900 | | 457,100 | 992,000 |
| Total Parcel | 0.116 | 534,900 | | 457,100 | 992,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.76 | /Parcel: 381.7

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 90010

**GIS Ref**

**GIS Ref**

**Insp Date** 11/29/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 140.0-0003-0005.0

!10824!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 535,300 | 0 | 5,044. | 457,100 | 992,400 | 992,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 399,300 | 0 | 5,044. | 428,500 | 827,800 | 827,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 352,400 | 0 | 5,044. | 354,200 | 706,600 | 706,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 330,900 | 0 | 5,044. | 325,700 | 656,600 | 656,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 330,900 | 0 | 5,044. | 297,100 | 628,000 | 628,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 295,500 | 0 | 5,044. | 291,400 | 586,900 | 586,900 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 295,500 | 0 | 5,044. | 270,800 | 566,300 | 566,300 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 307,200 | 0 | 5,044. | 257,700 | 564,900 | 564,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:05:06 |

**LAST REV**

| Date | Time |
|---|---|
| 12/07/20 | 09:49:24 |
| jorourke | |
| 10824 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 90010 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| OMEARA PATRICIA | 75596-432 | 1 | 9/11/2020 | | 1,100,000 | No | No | | |
| OMEARA PATRICIA | 64656-372 | | 12/15/2014 | Convenience | 99 | No | No | | |
| OMEARA PATRICIA | 64656-359 | | 12/15/2014 | Convenience | 99 | No | No | | |
| SANTO ROSALIE C | 43586-312 | | 8/25/2004 | Convenience | 99 | No | No | | Rosalie C Santo d.o.d. 9/14/2014 bk 64656 pg |
| | 10475-293 | | 3/2/1964 | | 99 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/4/2014 | 954 | Porch | 8,000 | | 8/4/2014 | | | Rebuild front stai |
| 3/25/2011 | 190 | Porch | 5,000 | | | | | OFP TO EFP |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2020 | SQ Returned | JO | Jenny O |
| 11/19/2020 | SQ Mailed | MM | Mary M |
| 11/29/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/6/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/15/1999 | Meas/Inspect | 243 | PATRIOT |
| 5/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5044 | | Sq. Ft. | Site | | 0 | 80. | 1.13 | 9 | | | | | | | | | 457,055 | | | | | | 457,100 | |

Total AC/HA: 0.11579 | Total SF/SM: 5044 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 457,055 | Spl Credit | Total: 457,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 8 - Plyw Panel | 10 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.10533381 |
| Const Adj.: | 0.97608203 |
| Adj $ / SQ: | 183.412 |
| Other Features: | 114000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 657104 |
| Depreciation: | 122221 |
| Depreciated Total: | 534883 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | 2007 |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | M |
| 1 | 5 | 2 | 1 |
| Totals | | | |
| 2 | 12 | 4 | |

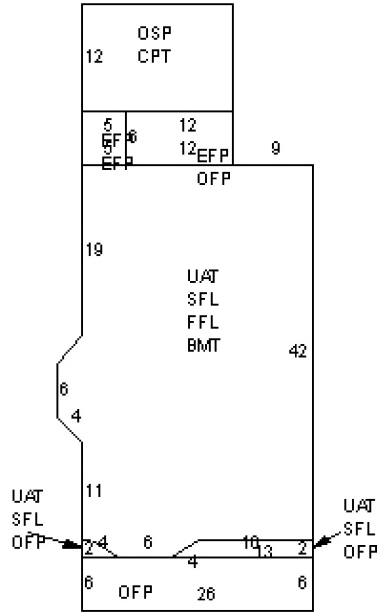
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 183.41 |
| Special Features: | 0 | Val/Su Net: | 117.90 |
| Final Total: | 534900 | Val/Su SzAd | 231.96 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,170 | 183.410 | 214,593 |
| BMT | Basement | 1,136 | 55.020 | 62,507 |
| FFL | First Floor | 1,136 | 183.410 | 208,357 |
| UAT | Upper Attic | 293 | 128.390 | 37,554 |
| OFP | Open Porch | 262 | 22.250 | 5,830 |
| CPT | Carport | 204 | 13.300 | 2,714 |
| OSP | Screen Porch | 204 | 26.400 | 5,386 |
| EFP | Enclos Porch | 132 | 46.710 | 6,165 |
| | Net Sketched Area: | 4,537 | Total: | 543,105 |
| Size Ad | 2306 | Gross Are | 5414 | FinArea 2599 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 140.0-0003-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 5X8 | A | AV | 1990 | 0.00 | T | 23.2 | 104 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|